



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

August 8, 2022

REFERRAL MEMORANDUM

DCRA/OFFICE OF THE ZONING
ADMINISTRATOR/COMPLIES
WITH REQUIREMENTS OF
DC ZONING REGULATIONS (11DCMR)

8/8/2022

TO: Board of Zoning Adjustment

FROM: Matthew Le Grant, Zoning Administrator

PROJECT INFORMATION: **Address:** 4975 South Dakota Ave., NE
 Square, Suffix, Lot: Square 3899, Lot 0076
 Zoning District: MU-3A
 DCRA Permit #: B2207236

SUBJECT: **Proposed use as a gasoline service station.**

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Special Exception	U-511.1 (f), (1) X-901.2	Proposed use as a gasoline service station within twenty-five feet (25ft) of a residential zone.

Note: All applicants must provide the Office of the Zoning Administrator with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this

Board of Zoning Adjustment
District of Columbia
CASE NO. 17963A
EXHIBIT NO. 22-52-Z | RJW

NOTES AND COMPUTATIONS			
Building Permit #: B2207236		Zone: MU-3A	N&C Cycle #: 1
DCRA BZA Case #: FY-22-52-Z		Existing Use: CONVENIENCE STORE	Date of Review: 8/8/2022
Property Address: 4975 SOUTH DAKOTA AVE., NE		Proposed Use: LOAD INCREASE FOR GASOLINE SERVICE STATION WITH CANOPY	Reviewer: Ramon Washington
Square: 3899	Lot(s): 0076	ZC/BZA Order: N/A	

Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	15748	1800	n/a	n/a	n/a	n/a
Lot width (ft. to the tenth)	19.33	18	n/a	n/a	n/a	n/a
Building area (sq. ft.)	3209	n/a	n/a	1920.78	n/a	n/a
Lot occupancy (building area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Gross floor area (sq. ft.)	n/a	n/a	15748	5129.78	n/a	n/a
Floor area ratio (FAR), total (gross floor area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Floor area ratio (FAR), Non-residential (non-residential gross floor area/lot area)	n/a	n/a	1	.32	n/a	n/a
Principal building height (stories)	1	n/a	3	1	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	40	18.56	n/a	n/a
Accessory building height (stories)	n/a	n/a	n/a	n/a	n/a	n/a
Accessory building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Front yard (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Rear yard (ft. to the tenth)	n/a	20	n/a	88.17	n/a	n/a
Side yard, facing building front on right side (ft. to the tenth)	n/a	5	n/a	19.25	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	n/a	5	n/a	21.58	n/a	n/a
Court(s), open (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Court(s), closed (width by depth in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a

Bicycle parking spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Loading berths, platforms, and spaces (number and size in ft.)	n/a	n/a	n/a	n/a	n/a	n/a
Pervious surface (%)	n/a	n/a	n/a	n/a	n/a	n/a
Green area ratio (score)	n/a	0.3	n/a	n/a	n/a	n/a
Dwelling units, principal (#)	n/a	n/a	n/a	n/a	n/a	n/a
Dwelling units, accessory (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						